

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, JUNE 16, 2015

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, June 16, 2015**, at **6:00 p.m.** to consider the following:

SIDP 2015-0003
CASCADES OVERLOOK SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Cascades Overlook Development Partners, LLC, of Chantilly, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum permitted number and size of signs. The subject property is being developed pursuant to ZMAP-2012-0019, Cascades Overlook, in the PD-TC (Planned Development-Town Center) zoning district under the Revised 1993 Zoning Ordinance. The subject property is also located within the Route 28 Taxing District. This application is subject to the Revised 1993 Zoning Ordinance, and pursuant to Section 5-1202(E) alternative sign regulations for permitted signs may be requested with the submission of a Sign Development Plan. The subject property is approximately 13.22 acres in size and is located on the east side of Bartholomew Fair Drive (Route 1792), south of Benedict Drive (Route 1010), and west of Potomac View Road (Route 637), at 21361, 21365, 21385, 21399, 21426, 21430, 21434, 21435, 21438, 21453, and 21475 Epicerie Plaza, Sterling, Virginia, in the Sterling Election District. The subject property is more particularly described as Tax Map Number /81///2///A1/ (PIN# 020-38-7721). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses at a recommended Floor Area Ratio (FAR) between 0.4 and 1.0.

SIDP 2015-0001
INOVA ASHBURN HEALTHPLEX SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Inova Health Care Services of Falls Church, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum number, area of any one sign, total aggregate sign area, and height of signs. The subject property is being developed pursuant to ZMAP-1990-0015, Loudoun Parkway Center, and ZMOD-2012-0003, Inova Ashburn Healthplex, in the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance. The subject property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance, and pursuant to Section 5-1202(E) alternative sign regulations for permitted signs may be requested with the submission of a Sign Development Plan. The subject property is approximately 8.71 acres in size and is located on the south side of Loudoun County Parkway (Route 607) and west of the Dulles Greenway (Route 267), at 22505 Landmark Court, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /93//18/////F/ (PIN# 090-48-5691). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Toll Road Plan, which designate this area for development of Keynote Employment uses at a recommended Floor Area Ratio (FAR) of up to 1.0.

SPMI 2015-0002, ZMOD 2015-0005, & ZMOD 2015-0006
CENTERGATE SELF STORAGE FACILITY
(Minor Special Exception and Zoning Modifications)

Centergate Self Storage, LLC, of Annapolis, Maryland, has submitted an application for a Minor Special Exception to permit a Storage, Mini-Warehouse use in the PD-IP (Planned Development-Industrial Park) zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Minor Special Exception use under Section 4-504, pursuant to Section 4-507(K) and Section 5-665 (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors). The modification of the zoning, subdivision, or other requirements of a PD zoning district may be approved by the Board of Supervisors under Section 6-1217(A), pursuant to which the Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modifications
§4-507(K)(1), Use Limitations, Storage, Mini-Warehouse	Allow the Storage, Mini-Warehouse building to be designed with a non-climate controlled interior vehicular drive aisle.
§5-1407(A), Buffer Yard and Screening Requirements, Location	Allow Type-3 Front, Side, and Rear Buffer Yard plantings to be located along the perimeter of the Storage, Mini-Warehouse building, in lieu of along the perimeter of the subject property.

The subject property is approximately 6.25 acres in size and is located west of the Dulles Greenway (Route 267), north of Loudoun County Parkway (Route 607), and on the west side of Centergate Drive, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /93//10////13/ (PIN# 089-17-4212). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community), Keynote Employment Area, and Transit Oriented Development) which designate this area for Office uses at a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

ZMAP 2014-0008, SPEX 2014-0013 & SPEX 2014-0014
WHITMAN PROPERTY – SOUTH
(Zoning Map Amendment Petition)

Van Metre Communities, LLC, of Fairfax, Virginia has submitted an application to rezone approximately 8.87 acres from the TR-1LF (Transitional Residential-1) and TR-3LF (Transitional Residential-3) zoning districts under the Revised 1993 Zoning Ordinance to the PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district under the Revised 1993 Zoning Ordinance in order to develop a 35,010 square foot (SF) retail center including a convenience store with gas pumps at a maximum Floor Area Ratio (FAR) of 0.10. The Applicant has also submitted applications for the following: 1) A Special Exception to permit gas pumps accessory to a convenience food store within the proposed PD-CC-CC zoning district; and 2) A Special Exception to permit a child care center in the TR-3LF zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as Special Exception uses under Sections 4-204(B) and Table 2-1502 of Section 2-1502, respectively. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 59.41 acres in size and is located on the east of Gum Spring Road (Route 659), and on the north and south sides of Braddock Road (Route 620), at 25626 and 25742 Gum Spring Road, Chantilly, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Number 105////////20/ (PIN# 206-19-1366). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Dulles Community)) which designate this area for residential uses and small scale non-residential uses at a recommended density of 1 dwelling unit per 3 acres and 1 dwelling unit per acre.

**ZRTD 2015-0002, SPEX 2015-0003 & ZMOD 2015-0003
RAGING WIRE – BEAUMEADE MERRITT TRACT-B4**

(Zoning Conversion in the Route 28 Tax District, Special Exception & Zoning Ordinance Modification)

Raging Wire of Sacramento, California, has submitted an application to rezone approximately 4.74 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception). The Applicant has also submitted an application for a Special Exception to permit an increase in the maximum FAR from 0.60 to 1.0. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed increase in maximum FAR is permitted by Special Exception under Section 4-506(C). The Applicant also requests a modification of Section 4-505(B)(1), Lot Requirements, Yards, Adjacent to roads, to reduce the minimum yard for buildings along Guilford Drive from 35 feet to 30 feet. The subject property is also located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The subject property is approximately 4.74 acres in size and is located northwestward of Beaumeade Circle (Route 3037, on the north side of Guilford Drive, and on the south side of the W&OD Trail, at 44610 Guilford Drive, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /80//35////B4/ (PIN# 060-38-6530). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Plan), which designate this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

**ZMAP 2014-0010
ALLIANCE-FIELDS TRACT**
(Zoning Map Amendment Petition)

Loudoun County Milling Company, of Hamilton, Virginia, has submitted an application to rezone approximately 0.58 acres from the AR-1 (Agricultural Rural-1) zoning district under the Revised 1993 Zoning Ordinance to the RC (Rural Commercial) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of a public non-community well and all other principal and accessory uses permitted in the RC zoning district at a maximum Floor Area Ratio (FAR) of 0.40. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is located east of Hamilton Station Road (Route 704), on the south side of the W&OD Trail, and on the north side of Harry Byrd Highway (Route 7), at 39098 and 39121 Irene Road, Hamilton, Virginia, in the Catocin Election District. The subject property is more particularly described as Tax Map Number /37////////93A (PIN# 381-17-8080). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Route 7 West subarea)) which designate this area for rural economy uses and limited residential development at a recommended FAR of up to 0.4.

**ZRTD 2013-0007, SPEX 2013-0020, SPMI 2014-0016,
ZMOD-2015-0007, SPEX 2013-0023 & CMPT 2013-0008
CASCADES BUSINESS CENTER DAY CARE
CASCADES BUSINESS CENTER TELECOMMUNICATION**

(Rezoning Rt. 28, Special Exception, Minor Special Exception, Zoning Modification Commission Permit)

Cascades Business Center, LLC, of Great Falls, Virginia, has submitted applications for the following: 1) To rezone approximately 2.25 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.6 (up to 1.0 by Special Exception); 2) A Special Exception and Commission approval to permit a 400 square foot

expansion of the base compound for an existing 2,400 square foot telecommunications monopole facility; 3) A special exception to modify the conditions of approval and special exception plat associated with SPEX-1990-0010, Cellular One, to eliminate previously required buffering and screening along the western and southern perimeters of the telecommunications monopole facility; and 4) A Special Exception to permit a child care center. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed expansion of the existing telecommunications monopole facility use is listed as a Special Exception use under Section 4-504, pursuant to Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101, and the proposed child care center use is listed as a Special Exception use under Section 4-504, pursuant to Section 5-609(B). The modification of the Additional Regulations applicable to a child care center use is authorized by Minor Special Exception under Section 5-600, pursuant to which the Applicant also requests modifications of Sections 5-609(B), 5-609(A)(8), and 5-609(B)(2)(b) to reduce the minimum required outdoor play area from 13,500 square feet to 5,000 square feet and to permit 9 designated pickup and delivery zone parking spaces to be included in the computation of the total number of parking spaces provided. The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§5-900(A)(10)(b), Parking Setbacks from Roads, Other Major Collector Roads.	Reduce the minimum parking setback along Cascades Parkway from 35 feet to 25 feet.
Table 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix.	Eliminate certain portions of the Type 2 Side Buffer Yards located along the northern and western boundaries of the subject property and relocate the required plantings that would have been located within such eliminated buffer yards to other buffer yards located on the subject property

The subject property is also located within the Route 28 Taxing District. The subject property is approximately 2.25 acres in size and is located south of Maries Road (Route 638), north of Woodland Road (Route 679), and on the west side of Cascades Parkway (Route 637), at 45904 Woodland Road, Sterling, Virginia, in the Sterling Election District. The subject property is more particularly described at Tax Map Number /81/B/3/////2/ (PIN# 031-49-8458). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) and the Dulles North Area Management Plan, which designate this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

**ZRTD 2014-0006, ZCPA 2014-0008, SPEX 2014-0027,
SPEX 2014-0030, SPEX 2014-0031, & ZMOD 2014-0008
COMMONWEALTH CENTER / TOP GOLF**

(Zoning Conversion in the Route 28 Tax District, Zoning Concept Plan Amendment, Special Exception, & Minor Special Exception)

Dulles Overlook, L.C., of Fairfax, Virginia, has submitted the applications for the following: 1) To rezone approximately 204.95 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.6 (up to 1.0 by Special Exception); 2) To amend the concept development plan and replace the proffers and/or conditions approved with ZMAP-1987-0230, Loudoun Pointe, and ZMAP-1990-0001, Commonwealth Center, including a special exception for commercial office use, which currently govern a portion of the subject property, in order to: a) Increase the maximum FAR from 0.35 to 0.6; b) Reduce the minimum building setback from Route 7 from 300 feet to 100 feet; c) Within the 100 foot parking setback from Route 7, replace a landscape plan with an enhanced Type 3 Front Buffer Yard with berm; and d) Establish new proffers in regard to minimum office building size, public and civic space, low impact development, design guidelines and standards, wetland mitigation, lighting, trails, sustainable design, and reforestation in open areas; 3) A Special Exception to replace the conditions of

approval and special exception plat associated with SPEX 2006-0003, Commonwealth Center, which currently govern a portion of the subject property, with new conditions of approval and special exception plat, which will govern the entirety of the subject property, and permit Office, administrative, business, or professional uses, which do not meet the criteria contained in Section 4-503(G); and 4) A Special Exception to modify the conditions of approval and special exception plat associated with SPEX-2013-0030, SPEX-2013-0031, Top Golf, which currently govern a portion of the subject property, in order to: a) Reduce the minimum building setback from Route 7 from 300 feet to 100 feet; b) Eliminate required buffer yards between adjoining uses on the subject property; c) Permit a golf driving range use and a restaurant use; and d) Revise the previously approved boundaries for and area of the special exception.. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as Special Exception uses under Section 4-504. The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§4-505(B)(1), Lot requirements, Yards, Adjacent to Roads.	Reduce both the minimum 35-foot yard for buildings and 25-foot yard for parking along certain road rights of way to 10 feet.
§5-900(A)(1)(b)(i), Building and Parking Setbacks from Roads, Route 7	Reduce the minimum building setback along Route 7 from 300 feet to 100 feet.
§5-900(A)(9)(a) and (b), Building and Parking Setbacks from Roads, Other Arterial Roads	Reduce both the minimum 100-foot building setback and 75-foot parking setback along Loudoun County Parkway (Route 607) to 50 feet.
§5-900(A)(10)(a), Building and Parking Setbacks from Roads, Other Major Collector Roads	Reduce the minimum building setback along Russell Branch Parkway to from 75 feet to 50 feet.
§5-1407(A), Buffer Yard and Screening Requirements, Location	Permit buffer yards to be located along the perimeter of individual uses, in lieu of along the perimeter of the subject property.
Table 5-1414(B) of §5-1414(B), Buffer Yard and Screening Matrix, Buffer Yard.	Eliminate all Front, Side, and Rear Buffer Yards between uses within the development.

(More detailed descriptions of each modification are available upon request.)

The subject property is also located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is located partially within the FOD (Floodplain Overlay District). The subject property is located southeast of the Harry Byrd Highway (Route 7) and Loudoun County Parkway (Route 607) interchange, and on the north and south sides of Russell Branch Parkway (Route 1061), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	TAX MAP NUMBER	ADDRESS
040-26-1613	/80//32///A-1/	20356 Commonwealth Center Drive, Ashburn, Virginia
040-46-4286	/80//32///B-1/	44895, 44901, 44999, 45005 Russell Branch Parkway, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and the Route 28 Corridor Plan), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Route 28 Business uses at a recommended FAR of between 0.4 and 1.0.

ZMAP 2012-0017, SPEX 2013-0007 & SPEX 2013-0008
BRAMBLETON BUSINESS CAMPUS
(Zoning Map Amendment and Special Exception)

Brambleton Group, L.L.C., of Brambleton, Virginia, has submitted applications for the following: 1) To rezone approximately 54.39 acres from the PD-GI (Planned Development–General Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development–Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to develop Office, Educational Institution, and/or other principal and accessory by right uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.45; 2) A Special Exception to permit Office, administrative, business, or professional uses, which do not meet the criteria contained in Section 4-503(G); and 3) A Special Exception to permit an increase in lot coverage from 0.45 to 0.60 maximum. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as Special Exception use under Sections 4-504, and the proposed increase in maximum lot coverage is permitted by Special Exception under Section 4-506(A). The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§4-505(B)(1), Lot Requirements, Yards, Adjacent to Roads	Reduce both the minimum 35-foot yard for buildings and 25-foot yard for parking along any road right-of-way to 10 feet.
§4-505(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses	Reduce the minimum yard from any agricultural district, existing or planned residential district, or land bay allowing residential uses for buildings, outdoor storage, areas for collection of refuse, or loading areas from 75 feet to 15 feet, and for parking from 35 feet to 15 feet, and to permit parking between buildings and an adjacent PD-AAAR zoning district located along the northern boundary of the area subject to the rezoning.

(More detailed descriptions of each modification are available upon request.)

The subject property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). The subject property is an approximately 54.39 acre portion of a larger 287.34 acre parcel that is located on the north side and south sides of Arcola Road (Route 842), northeastward of Trade West Drive, and on the west side of Loudoun County Parkway (Route 607), at 42842 Arcola Road, Sterling, Virginia, in the Blue Ridge Election District. The subject property is more particularly described as a portion of Tax Map Number /92////////15/ (PIN# 161-39-7058). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for Industrial uses at a recommended FAR of 0.3 to 0.4.

WORKSESSION FOLLOWING PUBLIC HEARING ITEMS:

1. ZMAP 2013-0002, ZCPA 2013-0001, Brambleton Active Adult

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.